

NEHEMIAH COURT APARTMENTS

A Community of Friends - 2008

PROJECT OVERVIEW

Development Description

Housing and Service Goals: Located in Pasadena, California, Nehemiah Court Apartments (“Nehemiah” or “Nehemiah Court”) will be a newly constructed, seven-unit, shared housing development, with built-in supportive services. Six units will be restricted to twelve Chronically Homeless, single adults who evidence mental illness, some with co-occurring disorders.¹

In its twenty years of existence, A Community of Friends (ACOF) has provided service-enriched, affordable housing for more than 800 formerly homeless persons. ACOF addresses homelessness via a Housing First approach. A relapse prevention model, Housing First is designed to maximize a resident’s social and economic potential in an environment conducive to personal stability and community safety. Specifically, Nehemiah Court will provide affordable, permanent housing that is linked to supportive services provided by a non-profit, community-based, service partner. This linkage allows residents to receive services without concern about impending eviction or relocation as a result of economic circumstances. Services, including direct case management and outside treatment meeting a variety of needs, will be provided on an ongoing, voluntary basis in concert with residents’ needs and priorities.

The City of Pasadena’s 10-Year Strategy to End Homelessness (2005), Continuum of Care application (2007), and Consolidated Plan (2005-2010) all identify permanent, supportive housing for chronically homeless persons as a serious need. Specifically, the Continuum of Care application identified the unmet need as 123 beds of permanent supportive housing for chronically homeless individuals. Indeed, Nehemiah Court’s 12 bedrooms are essential to addressing Pasadena’s supportive housing goals.

Characteristics of Tenants: Occupancy is restricted to twelve chronically homeless, income-eligible (25% Area Median Income) adults per the U.S. Department of Housing and Urban Development’s (HUD) Supportive Housing Program and Section 103 of the McKinney Act. In addition, the residents will have chronic mental illnesses, to be diagnosed by a licensed professional in accordance with LA County Department of Mental Health (DMH) standards, and be diagnosed as Disabled Adults in accordance with HUD standards.

Type of Housing: The units will include two separate, stand-alone suites of a bedroom, bath and closet, which will share a common living room, dining area, and kitchen. Each suite will be leased separately to one chronically homeless adult, under his/her name. This configuration means that two unassociated adults will be placed in each unit, and that the property will house 12 individual tenants.

How the Building Type, Layout, Features Meet the Housing and Service Needs of the Tenants: Off-site services are quite accessible from Nehemiah Court. Two community centers offering supportive services are located within a ½ mile. Jackie Robinson Center provides veteran’s assistance through U.S. Vets; access to public benefits assistance and consumer counseling; income tax assistance; nutritional programs; health screening; and case management. Villa-Parke Community Center offers a library, nutritional programs, case management, consumer counseling, public benefits assistance, recreational

¹ “Chronically homeless” is defined under the guidelines of HUD’s Supportive Housing Program (SHP), 2004

programs. The site is one block from major bus routes of Pasadena Area Rapid Transit (ARTS), Foothill Transit, and the Metropolitan Transportation Authority. The La Pintoresca Branch Library is located ¾ of a mile from the site on a major bus route. It is open daily and provides extensive community programs, including adult literacy and career development programs. Von's Supermarket is directly across the street. Two parks are within a ½ mile.

Primary Service Partner: The primary service provider, Union Station Homeless Services (USHS, formerly Union Station Foundation), has 35 years' experience providing supportive services, temporary housing, and resources that the homeless of Pasadena and west San Gabriel Valley need to achieve self-sufficiency and affordable housing. In addition to shelters and transitional housing facilities, USHS operates two programs that provide off-site resources to the residents of Nehemiah Court; Passageways, a multi-agency collaborative/cooperative linkage that serves as the gateway to Pasadena's homeless services network; and Sources, a career development and job placement program for homeless and very low-income job seekers. Further, USHS will be monitored by the Residential Services Department of ACOF.

Other Development Partner: This application builds on the experience of A Community of Friends, the Managing Member of the project sponsor Nehemiah Court, LLC, and lead developer of the project. As Managing Member, ACOF assumes primary responsibility and leadership in all aspects of the development process, including project planning and design, project development, construction, project financing, and asset management for distinct time period. New Revelation Housing and Community Development, Inc. (NRHCD) will be a Member of Nehemiah Court, LLC. In this capacity, NRHCD will take a supportive role by participating in various project development decisions and tasks and, later, asset management.

The John Stewart Company (JSCO) will provide property management services. JSCO has expertise in property management, with over 100 affordable housing developments in its portfolio, including over 20 ACOF properties. JSCO will employ one full time property manager who will live on-site. A property manager's office is designed into the plans to accommodate JSCO staff.

Development Financing		Term (yr.)
State of California, Department of Housing and Community Development Multifamily Housing Program (MHP)	\$1,040,976	55
Community Development Commission of the County of Los Angeles & Housing Authority of the County of Los Angeles City of Industry Housing Program (COI)	895,388	55
Community Development Commission of the County of Los Angeles Homelessness and Housing Program (HHP)	858,587	55
U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) County of Los Angeles Department of Mental Health	707,688	55
Mental Health Services Act Housing Program (MHSA) U.S. Department of Housing and Urban Development	777,120	55
City - SHP Funds (McKinney) City of Pasadena	400,000	40
Inclusionary Housing Trust Fund Supervisor Antonovich	200,000 200,000	40
Total Permanent Sources	\$5,079,759	

